



## PARK LODGE, ST JOHN'S WOOD, LONDON, NW8 £2,000,000 SHARE OF FREEHOLD

A spacious three-bedroom, two bathroom raised ground floor apartment, with many period and modern features. The flat has Georgian sash windows throughout, as well as a herringbone natural oak flooring in the entertaining areas. Furthermore, the property has a c30ft reception / dining area which leads to an open-plan bespoke Harvey Jones kitchen, with marble counter-tops, fully integrated appliances plus a Quooker tap. Residents parking is available on a first-come, first-served basis and the property is sold with no onward chain.

Principal Bedroom with En-Suite Bathroom | Two Further Bedrooms | Shower Room | Open Plan Kitchen/Reception Room | Separate Storage Room | Residents Parking | Share of Freehold

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# Park Lodge, St John's Wood Park, London NW8 6QT



APPROXIMATE GROSS INTERNAL FLOOR AREA 142.75 SQ M / 1536 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** Expires - 29/09/2976

**Service Charge:** £14,998.96 per annum

**Ground Rent:** £0 Annually (subject to increase)

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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